

PB# 02-28

**Caralex Realty
(LLC)**

4-3-13.22 & 13.24

02-28

CARALEX REALTY LOT LIE CHANCE
INDUSTRIAL WAY (SHAW)

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 6-30-03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/01/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-28

NAME: CARALEX REALTY - PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2002	REC. CK. #024899	PAID		150.00	
09/25/2002	P.B. ATTY. FEE	CHG	35.00		
09/25/2002	P.B. MINUTES	CHG	9.00		
01/22/2003	P.B. ATTY. FEE	CHG	35.00		
01/22/2003	P.B. MINUTES	CHG	22.50		
06/24/2003	P.B. ENGINEER FEE	CHG	269.20		
06/25/2003	REC. CK. #2319	PAID		220.70	
			-----	-----	-----
		TOTAL:	370.70	370.70	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/01/2003

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 2-28

NAME: CARALEX REALTY - PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/24/2003	L L CHG APPROVAL FEE	CHG	100.00		
06/25/2003	REC. CK. #2318	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/01/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 2-28

NAME: CARALEX REALTY - PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/30/2003	PLANS STAMPED	APPROVED
01/22/2003	P.B. APPEARANCE	LA:ND WVE PH APP CON
	. APPROVE CONDITIONALL - NEED OFFERS OF DEDICATION AND	
	. DESCRITPTIONS TO TOWN ATTORNEY AND ENGINEER - NEED TOWN	
	. BOARD APPROVAL - NEED COST ESTIMATE - SUBJECT TO MARK'S	
	. COMMENTS	
09/25/2002	P.B. APPEARANCE	TABLED
	. TABLED UNTIL APPLICANT RETURNS FROM THE Z.B.A. WITH THE	
	. VARIANCES REQUIRED FOR THE SITE PLAN (02-29)	
09/18/2002	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/01/2003

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-28

NAME: CARALEX REALTY - PA2002-1021

APPLICANT: CARALEX REALTY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/20/2002	EAF SUBMITTED	09/20/2002	WITH APPLIC
ORIG	09/20/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/20/2002	LEAD AGENCY DECLARED	01/22/2003	TOOK LA
ORIG	09/20/2002	DECLARATION (POS/NEG)	01/22/2003	DECL NEG DEC
ORIG	09/20/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/20/2002	PUBLIC HEARING HELD	/ /	
ORIG	09/20/2002	WAIVE PUBLIC HEARING	01/22/2003	WAIVE PH
ORIG	09/20/2002	PRELIMINARY APPROVAL	/ /	
ORIG	09/20/2002		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/01/2003

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 2-28

NAME: CARALEX REALTY - PA2002-1021

APPLICANT: CARALEX REALTY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	01/15/2003	MUNICIPAL HIGHWAY	/ /	
REV1	01/15/2003	MUNICIPAL WATER	01/22/2003	APPROVED
REV1	01/15/2003	MUNICIPAL SEWER	/ /	
REV1	01/15/2003	MUNICIPAL FIRE	01/17/2003	APPROVED
REV1	01/15/2003	NYS DOT	/ /	
ORIG	09/20/2002	MUNICIPAL HIGHWAY . APPLICANT SHOULD CONSTRUCT A . WAY	09/23/2002	APPROVED COND CUL-DE-SAC AT END OF INDUSTRIAL
ORIG	09/20/2002	MUNICIPAL WATER	09/24/2002	APPROVED
ORIG	09/20/2002	MUNICIPAL SEWER	01/15/2003	SUPERSEDED BY REV1
ORIG	09/20/2002	MUNICIPAL FIRE	09/24/2002	APPROVED
ORIG	09/20/2002	NYS DOT	01/15/2003	SUPERSEDED BY REV1

HSBC



094303

DATE OF ISSUE:
05JUN2003

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER: SDCMTN545446

BENEFICIARY:TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553
ATTN: GEORGE MEYERS, TOWN SUPERVSR.

APPLICANT:

CARALEX REALTY LLC
463 TEMPLE HILL ROAD
NEW WINDSOR, NY 12533-----
ADVISING BANK:

AMOUNT: USD 48,319.00

USD FORTY EIGHT THOUSAND THREE HUNDRED
NINETEEN.00 ONLY-----
DATE AND PLACE OF EXPIRY:30NOV2003
AT OUR COUNTERS-----
GENTLEMEN:

WE HEREBY ISSUE OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. SDCMTN545446 IN YOUR FAVOR BY ORDER OF CARALEX REALTY LLC FOR AN AGGREGATE SUM NOT TO EXCEED USD 48,319.00 EXPIRING AT OUR COUNTERS LOCATED AT 452 FIFTH AVENUE, 14TH FLOOR, NEW YORK, NY 10018 WITH OUR CLOSE OF BUSINESS ON NOVEMBER 30, 2003.

THIS LETTER OF CREDIT IS AVAILABLE BY YOUR DRAFT(S) AT SIGHT DRAWN ON US MENTIONING OUR LETTER OF CREDIT NUMBER INDICATED ABOVE.

THE ORIGINAL LETTER OF CREDIT AND THE ORIGINAL OF ANY SUBSEQUENT AMENDMENTS MUST ACCOMPANY DRAFT AND DOCUMENTS WHEN PRESENTED FOR PAYMENT.

WE HEREBY ENGAGE WITH YOU THAT ALL DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS IRREVOCABLE STANDBY LETTER OF CREDIT WILL BE DULY HONORED UPON DELIVERY OF DOCUMENTS AS SPECIFIED HEREIN IF PRESENTED AT OUR COUNTERS ON OR BEFORE THE EXPIRY DATE INDICATED HEREIN.

EXCEPT SO FAR AS OTHERWISE EXPRESSLY STATED HEREIN THIS LETTER OF
..... TO BE CONTINUED ON PAGE 2

HSBC



094304

452 FIFTH AVENUE NY, NY 212 525 2100

ATTACHED TO AND FORMING PART OF STANDBY L/C NO. SDCMTN545446 PAGE 2

DATE OF ISSUE:
05JUN2003

BENEFICIARY:
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553
ATTN: GEORGE MEYERS, TOWN SUPERVSR.

CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICES FOR
DOCUMENTARY CREDITS (1993 REVISION) INTERNATIONAL CHAMBER OF
COMMERCE PUBLICATION NO. 500.

***** THIS DOCUMENT CONSISTS OF 2 PAGES *****

[Signature]
AUTHORIZED SIGNATURE AUTHORIZED SIGNER
9999 HSBC Bank USA Trade Services AUTH
V000.00

ORIGINAL

11-906-000-4 Rev 6/99



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

June 24, 2003

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTN: GREG SHAW, P.E.

SUBJECT: CARALEX LOT LINE CHANGE FEES DUE

Dear Greg:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 100.00
Check #2 – Charges over Escrow.....	\$ 220.70

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

FAXED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/24/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
ESCROW

FOR PROJECT NUMBER: 2-28

NAME: CARALEX REALTY - PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2002	REC. CK. #024899	PAID		150.00	
09/25/2002	P.B. ATTY. FEE	CHG	35.00		
09/25/2002	P.B. MINUTES	CHG	9.00		
01/22/2003	P.B. ATTY. FEE	CHG	35.00		
01/22/2003	P.B. MINUTES	CHG	22.50		
06/24/2003	P.B. ENGINEER FEE	CHG	269.20		
		TOTAL:	370.70	150.00	220.70

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/24/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
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FOR PROJECT NUMBER: 2-28

NAME: CARALEX REALTY - PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/24/2003	L L CHG APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

PB#02-28

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#638-2003**

06/27/2003

Caralex Realty

**Received \$ 100.00 for Planning Board Fees, on 06/27/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/27/2003

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FOR PROJECT NUMBER: 2-28

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01/22/2003	P.B. ATTY. FEE	CHG	35.00		
01/22/2003	P.B. MINUTES	CHG	22.50		
06/24/2003	P.B. ENGINEER FEE	CHG	269.20		
06/25/2003	REC. CK. #2319	PAID		220.70	
			-----	-----	-----
		TOTAL:	370.70	370.70	0.00

6/27/03


PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/27/2003

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FOR PROJECT NUMBER: 2-28
NAME: CARALEX REALTY - PA2002-1021
APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/24/2003	L L CHG APPROVAL FEE	CHG	100.00		
06/25/2003	REC. CK. #2318	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

AS OF: 06/19/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 28

FOR WORK DONE PRIOR TO: 06/19/2003

										-----DOLLARS-----	
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....											
2-28	201149	09/18/02	TIME	MJE	WS CARALEX SUBDIVISION	88.00	0.40	35.20			
2-28	201680	09/25/02	TIME	MJE	MC CARALEX SUB	88.00	0.50	44.00			
									79.20		
2-28	203930	10/24/02			BILL 02-1231					-79.20	
										-79.20	
2-28	210075	01/15/03	TIME	MJE	WS VERLA	95.00	0.40	38.00			
2-28	211029	01/21/03	TIME	MJE	MC CARALEX L/L REVIEW	95.00	0.50	47.50			
2-28	209863	01/22/03	TIME	MJE	MM Caralex L/L Cond APP	95.00	0.10	9.50			
									95.00		
2-28	214717	02/24/03			BILL 03-282					-95.00	
										-95.00	
2-28	218542	03/19/03	TIME	MJE	MC CARALEX BOND EST RVW	95.00	0.50	47.50			
2-28	219025	03/25/03	TIME	MJE	MC BOND MEMO	95.00	0.50	47.50			
									95.00		
2-28	223391	04/16/03			BILL 03-483 4/16/03					-95.00	
										-95.00	
TASK TOTAL								269.20	0.00	-269.20	0.00
.....											
GRAND TOTAL								269.20	0.00	-269.20	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/24/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 2-28

NAME: CARALEX REALTY - PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/25/2003	4% OF 48,319.00 COST EST	CHG	1933.00		
04/15/2003	TOWN CLERK REC CK #2307	PAID		1933.00	
		TOTAL:	1933.00	1933.00	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive

Suite 202

New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

Writer's e-mail address:

mjc@mhepc.com

MEMORANDUM

(via fax)

25 March 2003

TO: GEORGE J. MEYERS, TOWN SUPERVISOR

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: LOT LINE CHANGE FOR CARALEX REALTY
PLANNING BOARD APPLICATION NO. 02-28
REVIEW OF PROJECT WORK ESTIMATE - PUBLIC IMPROVEMENTS**

A handwritten signature in black ink, appearing to read "MJE", is written over the "FROM" and "SUBJECT" lines of the memorandum.

On 22 January 2003 the Planning Board granted conditional approval to the subject project. The project work includes certain public improvements, which are required as a condition of the approval granted by the Planning Board. Based on the plans approved, a Public Improvements Cost Estimate has been submitted by the applicant's consultant. A copy is attached hereto.

Based on my review, some corrections were required to the cost estimate. I have marked up the estimate, and it is my recommendation that the Town Board approve a Public Improvement Performance Bond amount of \$48,319.00. Based on that amount, the applicant will be required to pay an inspection fee to the Town in the amount of \$1933. The form of the security should be as acceptable to the Attorney for the Town.

Please contact me if you have any questions concerning the above.

cc: Myra Mason, PB Secretary

REGIONAL OFFICES

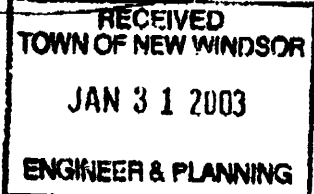
- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

Shaw Engineering**Consulting Engineers**

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

January 30, 2003

P.B. 02-28



Chairman James R. Petro, Jr. and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: Lot Line Change For Caralex Realty
Industrial Way

Gentlemen:

We have presented below for your consideration our Public Improvement Bond Estimate for the Lot Line Change For Caralex Realty. Our Estimate is as follows:

PUBLIC IMPROVEMENT BOND ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>Cul-De-Sac</u>			
Clear & Grub, Subgrade Preparation	L.S.	\$ 3,000	\$ 3,000
12-Inch Foundation Course	164 C.Y.	\$ 20	\$ 3,280
3 1/2-Inch Asphalt Binder Course	493 S.Y.	\$ 8.75	\$ 4,314
1 1/2-Inch Asphalt Top Course	826 S.Y.	\$ 3.75	\$ 3,098
(Entire Cul-de-Sac)			
Concrete Curbing	200 L.F.	\$ 19	\$ 3,800
Monuments	2 3	\$ 125	\$ 250 375
Topsoil & Seed	1	L.S.	\$ 500
As-Built Drawings	1	L.S.	\$ 1,500
			\$ 10,742
			19,867

Chairman James Petro and
Members of the Planning Board (Cont'd)

-2-

January 30, 2003

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>Storm Drainage System To Basin</u>			
18-inch ADS N-12 Pipe	404 L.F.	\$ 38	\$ 15,352
Catch Basins	6	\$ 1,300	\$ 7,800
Flared End Section w/rip-Rap	1	L.S.	\$ 1,000
			\$ 24,152
<u>Water System</u>			
Wet Tap For Hydrant	1	\$ 2,500	\$ 2,500
Hydrant Assembly	1	\$ 1,800	\$ 1,800
			\$ 4,300

TOTAL CONSTRUCTION ESTIMATE:

\$ ~~48,154~~

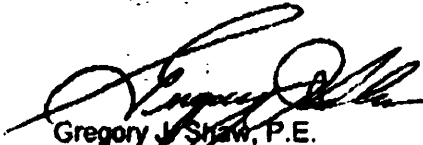
48,319

Should this Estimate be acceptable to your Board, my client will pay the 4% inspection fee of \$4,928.00.

1933

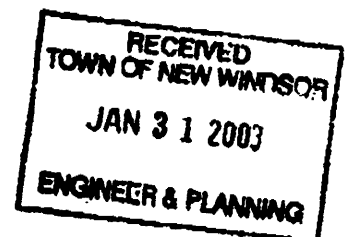
Respectfully submitted,

SHAW ENGINEERING


Gregory J. Shaw, P.E.
Principal

GJS:mmw

cc: Mario Maffei, Caralex Realty



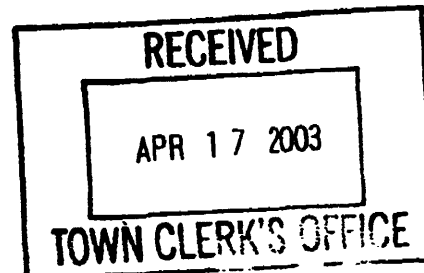
TOTAL P.05



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4670

OFFICE OF THE TOWN CLERK
DEBORAH GREEN



April 2, 2003

Caralex Realty
463 Temple Hill Road
New Windsor, NY 12553


To Whom It May Concern:

The Town of New Windsor Town Board, at their Town Board Meeting held on this date, approved the establishment of a Public Improvement Bond in the amount of \$48,319.00, plus an inspection fee of \$1,933.00 for Caralex Realty, payable to the Town of New Windsor.

I have attached a certified copy of the resolution pertaining to this Public Improvement Bond for your file.

4-17-03 Bob Roth 561-2440
Will submit
letter of credit
\$48,319.00

Very truly yours,


Deborah Green, Town Clerk
Town of New Windsor

dg

Original to Comptroller 4-17-03

CARALEX REALTY CO. 19 INDUSTRIAL WAY NEW WINDSOR, NY 12553		2307
DATE 4-15-03		1-108/210
PAY TO THE ORDER OF Town of New Windsor		\$ 1,933.00
one Thousand Nine Hundred Thirty-Three and 00/100		DOLLARS
HSBC Bank USA, N.A. NY 12564		
FOR inspection fee		2307



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Dorothy H. Hansen
TOWN CLERK

Motion by Councilman Heft, Seconded by Councilman Finnegan that the Town Board of the Town of New Windsor accept the following roadways, dedicating same as USER HIGHWAYS in the Town of New Windsor:

Road Name:	Miles:	Beginning At:	Ending At:
Birchwood Lane	0.10	Windsor Road	Lakeview Rd.
Causeway, The	0.27	Route 300	Dead End
Clintonwood Dr.	0.44	Quassaick Ave.	Quassaick Ave.
Jennifer Ct.	0.04	Clintonwood Dr.	Cul-de-sac
Farmstead Rd.	0.28	Cedar Lane	Blm. Grv. Tpk.
Frost Lane	0.06	Nina Street	Keats Drive
Industrial Way	0.14	Route 300	Dead End
Mecca Drive	0.18	Lake Road	Dead End
Vails Gate Hgts. Dr.	0.36	Old Forge Hill	Old Forge Hill
Walnut Street	0.25	Cedar Avenue	Ruscitti Rd.
Clinton Street	0.02	Cullen Avenue	River Road
Sloop Hill Rd.	0.10	Shore Road	Dead End

Upon acceptance of the above-entitled roads, the Town Board accepts correspondence dated December 15, 1994 from Highway Superintendent Fayo acknowledging the Highway Department's ability to maintain the roads.

That a certified copy of the within Resolution be transmitted to the NYS Department of Transportation to be included in the road inventory for the Town of New Windsor.

ROLL CALL: All Ayes

MOTION CARRIED: 5-0

Industrial Way

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Dorothy H. Hansen
TOWN CLERK



1763

CLERK'S CERTIFICATE

I, DOROTHY H. HANSEN, Town Clerk of the Town of New Windsor in the County of Orange, State of New York HEREBY CERTIFY that the attached extract of the minutes has been compared by me with the Minutes of the Town Board Meeting of the Town of New Windsor in the County of Orange, State of New York held on the 21st day of December 1994 and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREFORE, I have hereunto set my hand and affixed the corporate seal of said Town, this 22nd day of December 1994.

Dorothy H. Hansen
DOROTHY H. HANSEN
Town Clerk
Town of New Windsor

TOWN SEAL



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4630
Fax: (845) 563-4692

Attorney for the Town

April 14, 2003

Dawn Frampton, Paralegal
Finkelstein & Partners
436 Robinson Avenue
Newburgh, NY 12550

Re: Industrial Road Extension and Easements
Caralex Realty to Town of New Windsor

Dear Ms. Frampton:

I have received your letter dated April 3, 2003 which included certain instruments for a requested road and easement dedication. It appears that the name of the road will be "Industrial Road Extension".

The Town of New Windsor has certain requirements for accepting roads and easements. I am sending you a copy.


I am also sending a copy of the descriptions to the Town Engineer and the Highway Superintendent for review and comment.

Very truly yours,

Philip A. Crotty
Attorney for the Town of New Windsor

PAC:cmb
Encl.

Cc Henry Kroll, Highway Superintendent
Mark Edsall, Engineer
Dick McGroey,, Engineer

MEMO TO: HENRY KROLL, HIGHWAY SUPERINTENDENT 
MARK EDSALL, ENGINEER
DICK MC GOEY, ENGINEER

FROM: PHIL CROTTY

DATE: APRIL 14, 2003

SUBJECT: INDUSTRIAL ROAD EXTENSION & EASEMENTS

I am enclosing a copy of a letter which I sent back to the paralegal at the Finklestein law firm which sent to me a road dedication package. The dedication appears to be submitted on behalf of Verla Industries.

Please review the descriptions and let me have your comments. There is a map in my office which pertains to the requested dedication. The map is known as "Plan for Caralex Realty" and was dated 12/31/02. It was prepared by Bill Hildreth by way of a lot line change.

PAC 

PAC:cmo

CC: George J. Meyers, Supervisor

103 adds sr
SCHEDULE "A"

INDUSTRIAL WAY ROAD DEDICATION (Part of Tax Lots 13.22 and 13.24)
BEGINNING at a point in the southerly line of Industrial Way,
being the northerly line of lands of the Grantor (Tax Lot 13.22),
where said line is intersected by the easterly line of lands of
the Grantor (Tax Lot 13.24), running thence, the following courses:

1. Along the southerly line of Industrial Way, S 89°23'30" E
84.26' to a point;
2. Through lands of the Grantor (Tax Lot 13.22), on a curve to the
left having a radius of 25.00' a distance of 30.77' to a point
of reverse curvature;
3. Still through said lands, on a curve to the right having a
radius of 50.00' a distance of 140.09' to a point in the
division line between Tax Lot 13.22 and Tax Lot 13.24;
4. Through Tax Lot 13.24, on a continuation of the previous course,
on a curve to the right having a radius of 50.00' a distance of
64.82' to a point in the westerly end of Industrial Way;
5. Along the westerly end of Industrial Way, S 00°36'30" W 48.13'
to the point or place of BEGINNING.

Containing 5,295 square feet or 0.12 acres of land more or less.

see this side

SCHEDULE "A"

DRAINAGE EASEMENT DEDICATION (Part of Tax Lot 13.24)

BEGINNING at a point in the westerly end of the above described Road Dedication Parcel, said point being 34.73' as measured along the fifty (50) foot radius of said line from its intersection with the easterly line of Tax Lot 13.24, running thence, the following courses:

1. Continuing along the westerly line of the above described Road Dedication Parcel, on a curve to the left having a radius of 50.00' a distance of 40.13' to a point;
2. Through lands of the Grantor (Tax Lot 13.24), N 18°51'20" W 37.11' to a point;
3. Still through said lands, N 89°20'14" W 57.95' to a point;
4. Still through said lands, N 18°51'20" W 3.11' to a point;
5. Still through said lands, S 71°08'40" W 8.76' to a point;
6. Still through said lands, N 89°20'14" W 196.24' to a point;
7. Still through said lands, S 9°15'02" W 60.38' to a point;
8. Still through said lands, N 68°42'24" W 34.71' to a point;
9. Still through said lands, N 21°17'36" E 20.00' to a point;
10. Still through said lands, S 68°42'24" E 10.00' to a point;
11. Still through said lands, N 9°15'02" E 52.87' to a point;
12. Still through said lands, S 84°20'14" E 294.51' to a point;
13. Still through said lands, S 20°03'38" E 17.85' to the point or place of BEGINNING.

The above described Drainage Easement is Subject to a thirty (30) foot wide Sanitary Sewer Easement for the Town of New Windsor, a Water Main Easement for the benefit of Tax Lot 21 and a Right of Way for ingress and egress for the benefit of Tax Lot 21

REGULAR ITEMS:

CARALEX REALTY LOT LINE CHANGE (02-28)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Application proposes lot line change between the referenced lots to create a lot on the end of Industrial Way. Plan previously reviewed at the 25 September, 2002 planning board meetings. Does this lead into a site plan?

MR. SHAW: Yes.

MR. PETRO: You went to the zoning board for something?

MR. SHAW: Yes, we initially came before this board for one meeting and that was a rejection to allow us to go to the zoning board for a building height variance. We had two meetings, the second one was the public hearing and we were successful in having that variance granted. But again, that's for the site plan application which is following this. As the chairman mentioned, this application is for a lot line change between two parcels of land on the southerly side of the Industrial Way, both parcels are owned by Caralex Realty. The purpose of the lot line change is to allow Caralex to build a building which will be the following application to this board on the most westerly parcel of the land. We're looking at a total of 0.79 acres which will be conveyed from the easterly parcel to the westerly parcel. Indicated on the lot line change plan is the limits of the New York State DEC wetlands, as you can see, it substantially encroaches into the most westerly portion. Again, that's the reason why we need to take land from one lot and transpose it over to the other lot. In our initial meeting to this board, your engineer suggested that seeing that this would be the final build out of Industrial Way that there should be a cul-de-sac at the end of the town road and this drawing reflects that cul-de-sac. We have indicated the cul-de-sac the construction that will be required for the cul-de-sac concrete curbing with curbing to catch the storm water storm drain piping and storm

drainage easements which will ultimately dispose the water on the lands of Caralex Realty which will discharge overland to Silver Stream which is a substantial distance from the discharge, maybe 1,000, 1,200 feet. We're also indicating on the lot line change plans an easement for the mutual benefit of the two lot owners, again, Caralex Realty for the common maintenance of the 8 inch water main which is going to service both lots. And finally, there's going to be two right-of-ways for ingress egress. Again, that's better reflected on the site plan to show how tractor trailers, cause again this is a warehouse building that is going to be constructed will be able to negotiate through the two properties.

MR. PETRO: The cul-de-sac that you're going to be building at the end of Industrial Way is going to be at the applicant's expense?

MR. SHAW: Yes.

MR. PETRO: Therefore, part of public improvement bond, is that?

MR. SHAW: Yes.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Caralex Realty lot line change. Roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: As far as a public hearing is concerned, I can't see why we need to have a public hearing for this minor transference of property. I assume you had a public hearing when you went to the zoning board?

MR. SHAW: Correct, no one was present from the public and I may point out that my client owns both sides of Industrial Way for its entire length from Temple Hill Road to its termination.

MR. PETRO: He's transferring it to himself?

MR. SHAW: Correct.

MR. PETRO: Motion to waive the public hearing.

MR. LANDER: The only other person is the Palisades Interstate Sark Commission and I don't think they'd be too interested in that.

MR. SHAW: I don't think so. They didn't show up at the public hearing for the zoning board.

MR. BRESNAN: So moved.

MR. LANDER: Would they have to be notified about the zoning cause they're adjoining land owners?

MR. SHAW: Everybody within 500 feet gets notified via mail.

MR. LANDER: They were notified?

MR. SHAW: Yes.

MR. LANDER: Second it.

MR. PETRO: Motion to waive the public hearing.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

MR. PETRO AYE

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Caralex Realty lot line change. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: As I said before, you're going to have to get a public improvement bond estimate to the town and subsequent approval of the Town Board.

MR. SHAW: Correct.

MR. PETRO: The applicant should submit the descriptions of the offers of dedication to the town attorney, copy to the planning board engineer for necessary review.

MR. SHAW: Correct.

MR. PETRO: Motion for final approval.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Caralex Realty lot line change on Industrial Way. Is there any further discussion from the board members?

January 22, 2003

8

If not, roll call. Also, obviously, the subject-to's that I just read in.

MR. SHAW: Absolutely.

ROLL CALL:

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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e-mail: mheny@mhepc.com

Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CARALEX REALTY LOT LINE CHANGE
PROJECT LOCATION: INDUSTRIAL WAY (OFF RT. 300)
SECTION 4 – BLOCK 3 – LOT 13.22 & 13.24
PROJECT NUMBER: 02-28
DATE: 22 JANUARY 2003
DESCRIPTION: THE APPLICATION PROPOSES A LOT LINE CHANGE BETWEEN THE REFERENCED LOTS, TO CREATE A DEVELOPMENT LOT ON THE END OF INDUSTRIAL WAY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 25 SEPTEMBER 2002 PLANNING BOARD MEETING.

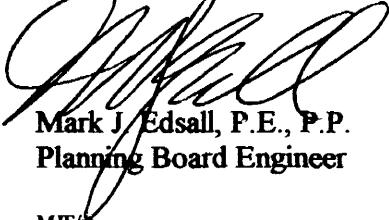
1. As previously noted, the application is straight-forward from a zoning standpoint. The property is located in the PI zoning district of the Town. The bulk information shown is correct for the zone and referenced use groups. The bulk table was revised as requested. The lots (post lot line change) each appear to comply with the minimum bulk requirements.
2. The plans include a turnaround cul-de-sac at the end of Industrial Way. Currently there are no provisions for Town vehicles and other vehicles to turn around on the Town road. This should be considered a public improvement of this subdivision application.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

6. The applicant should be directed to submit the Public Improvement Bond Estimate to the Town for review, and subsequent approval of the Town Board.
7. The applicant should submit the descriptions and Offers of Dedication to the Town Attorney (with copy to the Planning Board Engineer), for necessary review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
NW02-28-22Jan03.doc



RESULTS OF P.B. MEETING OF: January 22, 2003

PROJECT: Carolee L. L. Cho. P.B. # 02-28

NEGATIVE DEC:

M) L S) B VOTE: A 5 N 0

CARRIED: Y ✓ N

CARRIED: Y ✓ N

WAIVED: ✓ CLOSED: _____

M) B S) L VOTE: A 5 N 0 SCHEDULE P.H.: Y N ✓

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) L S) K VOTE: A 5 N 0 APPROVED: 1/22/03

NEED NEW PLANS: Y N ✓

CONDITIONS – NOTES:

Need offer of Dedication + Descriptions to Town Atty + Engineer
Need Town Board Approval? Cost Est.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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□ **Regional Office**
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(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

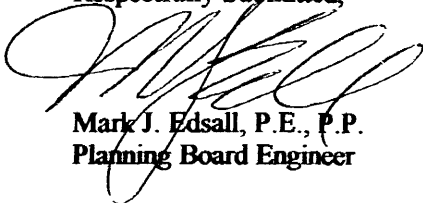
PROJECT NAME: CARALEX REALTY LOT LINE CHANGE
PROJECT LOCATION: INDUSTRIAL WAY (OFF RT. 300)
PROJECT NUMBER: SECTION 4 – BLOCK 3 – LOT 13.22 & 13.24
DATE: 02-28
DESCRIPTION: 25 SEPTEMBER 2002
THE APPLICATION PROPOSES A LOT LINE CHANGE BETWEEN THE REFERENCED LOTS, TO CREATE A DEVELOPMENT LOT ON THE END OF INDUSTRIAL WAY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The application seems straight-forward from a zoning standpoint. The property is located in the PI zoning district of the Town. The bulk information shown is correct for the zone and referenced use groups. The bulk table should be revised to indicate both the Gross Lot Area and Net Lot Area requirements, and verify that no lot area variances are required. (currently net areas are indicated on the plan for lot 13.24 only, but the net value does not appear to deduct the significant wetlands, and no net value is indicated for the other lot).

Other than this lot area verification, each lot in the modified configuration appears to comply with the minimum bulk requirements.

2. The Board should include this application in the referral to the ZBA for the site plan application (next item on agenda), in case any area variance is needed. (comment #3 should also be considered in areas).
3. One suggestion I have, which can be addressed as part of the further review upon their return, is the applicant constructing and dedicating a turnaround cul-de-sac at the end of Industrial Way. Currently there is no provisions for Town vehicles and other vehicles to turn around on the Town road.
4. Once the applicant returns from the ZBA, we will continue our review of this application.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
NW02-28-25Sept02.doc

POSSIBLE Z.B.A. REFERRALS

CARALEX REALTY LOT LINE CHANGE (02-28)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: First on tonight's agenda we have possible ZBA referrals, Caralex Realty lot line change represented by Mr. Shaw. We'll do the lot line change first, correct? Why would the lot line change be going to the ZBA?

MR. SHAW: It would not be, the reason we're doing the lot line change first so I can explain to the board how we're taking approximately 8/10 of an acre of a parcel owned by Caralex, moving it to an adjacent lot owned by Caralex.

MR. PETRO: Under possible ZBA referrals to keep them together?

MR. SHAW: Right, both parcels are on Industrial Way, one lot is approximately 17.8 acres and the other lot is 4.35 acres. And as I just mentioned, we're looking to take 0.79 acres from one lot of Caralex Realty and add it to the other lot of Caralex Realty, not asking for the board to take any action tonight. The purpose of putting it on the agenda was to explain this proposed land transfer because the next item on the agenda which is the referral to the ZBA reflects this transfer of land to the lot.

MR. PETRO: If the transfer takes place then your application for the site plan would be more valid, obviously?

MR. SHAW: Correct, that's the sole purpose of having this item on the agenda, just as a prelude to the rejection to the Zoning Board of Appeals.

MR. PETRO: If we want to do the lot line change tonight, why couldn't we do it?

MR. SHAW: You could do it tonight.

MR. PETRO: But it wouldn't be necessary if you don't get the necessary variances so why bother?

MR. SHAW: Correct and we can pick it up when I return under site plan review.

MR. PETRO: Item number 2. Anybody have an objection to the land transfer?

MR. BRESNAN: No.

MR. ARGENIO: No.

RESULTS OF P.B. MEETING OF: September 25, 2002

PROJECT: *Casper L.L. Cha.*

P.B.# 02-28

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A N___

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES NO

M) S) VOTE: A N

CARRIED: YES NO

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A: M)___ S)___ VOTE: A___ N___

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) S) VOTE: A N APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y___ N___

DISCUSSION/APPROVAL CONDITIONS:

Tabled until return from ZBA with Site Plan
Variances

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#849-2002**

09/23/2002

Marine Midland Bank #02-28

**Received \$ 50.00 for Planning Board Fees on 09/23/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-28

NAME: CARALEX REALTY - PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2002	REC. CK. #024899	PAID		150.00	
			-----	-----	-----
		TOTAL:	0.00	150.00	-150.00

Handwritten:
J. Nair
9/23/02



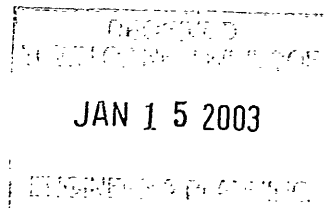
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-28 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 1-21-03

THE MAPS AND/OR PLANS FOR:

Caraley
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☒, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: Water available - See engineer for permission to install new water service.

☐ DISAPPROVED:

Notes: _____

Signature: [Signature] 1-22-03
Reviewed by: _____ Date

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Caralex Realty
DATE: 17 January 2003

Planning Board Reference Number: PB-02-28

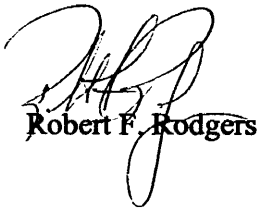
Dated: 31 December 2002

Fire Prevention Reference Number: FPS-03-02

A review of the above referenced lot line change was conducted on 17 January 2003.

This lot line change is acceptable.

Plans Dated: 31 December 2002



Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: 02-28

WORK SESSION DATE: 15 Jan 2002

PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: no

RESUB. REQ'D: new plan

PROJECT NAME: Vesta Industries Lp

REPRESENTATIVES PRESENT: John (Shaw)

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

X

FIRE INSP.
PLANNER
OTHER

Boltz

ITEMS DISCUSSED:

Got variance on 7/1
done.

Cul-de-sac detail
& drawing
provided

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting X Y N

Recommended Mtg Date ASAP



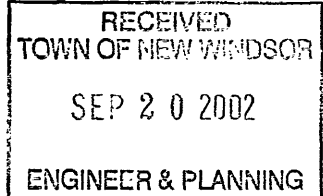
Town of New Windsor

555 Union Avenue
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Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.



P.B. FILE # 02-28 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P.

THE MAPS AND/OR PLANS FOR:

Caralex
Applicant or Project Name

RECEIVED

SEP 23 2002

N.W. HIGHWAY DEPT.

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☒, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Applicant should construct a cul-de-sac at
end of Industrial Way.

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date: 9/23/02



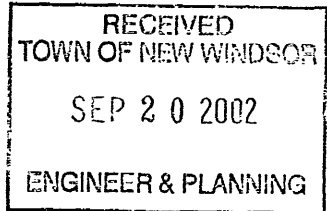
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # **02-28** DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P.

THE MAPS AND/OR PLANS FOR:

Caralex

Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☒, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes:

This Property Has town water
notify water dept. if any changes.

☐ DISAPPROVED:

Notes:

Signature: _____

Reviewed by: _____

Date

9-24-02

INTER-OFFICE CORRESPONDENCE

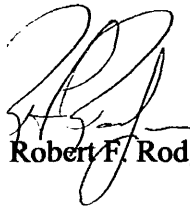
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Caralex Lot Line Change
DATE: 24 September 2002

Planning Board Reference Number: PB-02-28
Dated: 20 September 2002
Fire Prevention Reference Number: FPS-02-056

A review of the above referenced lot line plan was conducted on 24 September 2002.

This lot line change is acceptable.

Plans Dated: 18 September 2002



Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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☐ Regional Office
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(570) 296-2765
e-mail: mhepa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF: NEW Windsor P/B APP. NO.: _____

WORK SESSION DATE: 18 Sept 02 PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: later RESUB. REQ'D: Full App

PROJECT NAME: Canalys Yc

REPRESENTATIVES PRESENT: Greg Shaw

MUNICIPAL REPS PRESENT:

BLDG INSP.	_____	FIRE INSP.	<u>Bob</u>
ENGINEER	<u>X</u>	PLANNER	_____
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED: _____

straight board.

add culdesac ded after 2BA

(related 1/2 needs variance)

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change x Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 4 Block 3 Lot 13.22 & 13.24

BUILDING DEPARTMENT REFERRAL NUMBER 2002 -1021

1. Name of Project Lot Line Change For Caralex Realty

2. Owner of Record Caralex Realty Phone 561-2440

Address: 463 Temple Hill Road, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695
(Name) (Phone)

7. Project Location: On the south side of Industrial Way 800 feet
(Direction) (Street) (No.)
west of Temple Hill Road
(Direction) (Street)

8. Project Data: Acreage 22.0 Zone PI School Dist. Newburgh Enlarged

RECEIVED
TOWN OF NEW WINDSOR
SEP 20 2002
ENGINEER & PLANNING

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) _____
The conveyance of 0.79 acres of land from one lot to an
adjacent lot, both owner by Caralex Realty

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

17 DAY OF Sept. 2002

Mario F. Maffei
APPLICANT'S SIGNATURE

April Thornton
NOTARY PUBLIC

April Thornton
Notary Public, State of New York
Registration #01TH6041293
Qualified in Orange County
My Commission Expires May 8, 2006

MARIO F. MAFFEI
Please Print Applicant's Name as Signed

TOWN USE ONLY
RECEIVED
TOWN OF NEW WINDSOR
SEP 24 2002
DATE APPLICATION RECEIVED
ENGINEER & PLANNING

02-28
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Caralex Realty, ^{it conducts business} ~~deposes and says that he resides~~
(OWNER)
at 463 Temple Hill Road New Windsor in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that ^{it} ~~he~~ is the owner of property tax map
(Sec. 4 Block 3 Lot 13.24)
designation number (Sec. 4 Block 3 Lot 13.22) which is the premises described in
the foregoing application and that ^{it} ~~he~~ authorizes:

(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E.

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date:

9-17-02

Paul Thornton

Witness' Signature

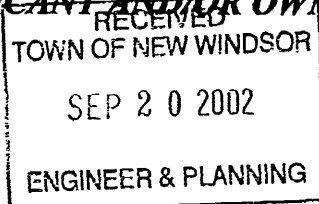
[Signature]

Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**




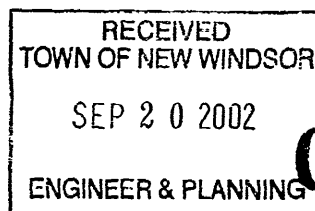
02-28

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

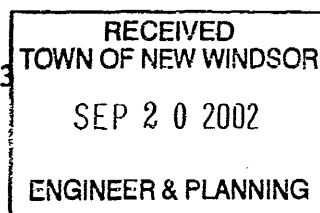
The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location
4. X **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. X Tax Map Data (Section, Block & Lot).
6. X Location Map at a scale of 1" = 2,000 ft.
7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
8. NA Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. X Date of plat preparation and/or date of any plat revisions.
10. X Scale the plat is drawn to and North arrow.
11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. X Surveyor's certificate.
13. X Surveyor's seal and signature.
14. X Name of adjoining owners.
15. X Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. NA Flood land boundaries.
17. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. X Final metes and bounds.



19. NA Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. X Include existing or proposed easements.
21. NA Right-of-way widths.
22. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. X Show any existing waterways.
- *26. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. X Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. NA Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. NA Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. NA Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. NA Provide A septic system design notes as required by the Town of New Windsor.
32. NA Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. NA Indicate percentage and direction of grade.
34. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NA Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. X Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. X A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

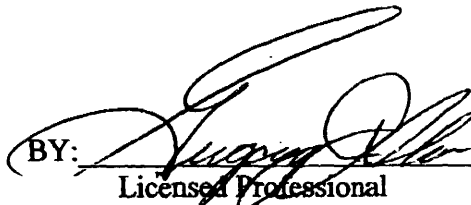
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

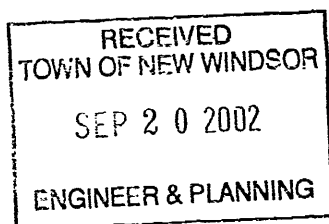
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  9/18/2002
Licensed Professional Date



PROJECT ID NUMBER

617.20
APPENDIX C

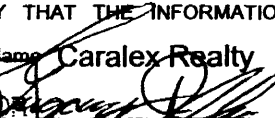
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STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Caralex Realty	2. PROJECT NAME Lot Line Change For Caralex Realty
3. PROJECT LOCATION: Town Of New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map At the present termination of the road known as Industrial Way	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: The conveyance of 0.79 acres of land from one lot to and adjacent lot, both owned by Caralex Realty	
7. AMOUNT OF LAND AFFECTED: Initially 22.0 acres Ultimately 22.0 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant / Sponsor Name: Caralex Realty Signature:  TO: NEW WINDSOR	Date: September 16, 2002

SEP 20 2002

ENGINEER & PLANNING

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

02-28

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:
No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
☐ Yes ☒ No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town of New Windsor Planning Board
Name of Lead Agency

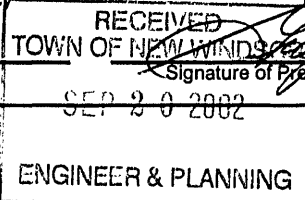
James R. Petro, Jr.
Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Chairman
Title of Responsible Officer

Signature of Preparer (if different from responsible officer)



02-28